



GREATER LAWNDALE

CONSERVATION COMMISSION

Non-Profit Organization

SUB RATE
U. S. POSTAGE
PAID
Chicago, Ill.
Permit No. 738

NEWS NOTES

7152 W. ROOSEVELT RD. CHICAGO 12 VA 6-3226

VOL. III NO. 36

APRIL, 1959

Mrs. Helen Winters
26 Shanley Ave.
Newark, New Jersey

FORM 3547 REQUESTED

MONSIGNOR EGAN TO BE FEATURED AT ANNUAL MEETING

DISCUSSION, ELECTION OF DIRECTORS TO BE HELD APRIL 30

"Components of a Good Conservation Program for Lawndale" will be the challenging title of the talk by the Very Reverend Monsignor John J. Egan, who will be guest speaker at the GLCC annual meeting, April 30, 1959 at Sears YMCA, 3200 W. Arthington St. A reception will be held at 7:30 P.M. The public is invited.

As in previous years, the annual meeting is designed to bring to the residents of Lawndale and members of the Commission a resume of the year's progress and activity. C. J. Peck, Jr. GLCC president and Julio Vivas, executive director will report on the notable progress this year in the many fields in which GLCC is working and on the recent activities in working out a comprehensive urban renewal program for the area and the future of these plans. Election of directors will also be part of the program.

Monsignor Egan is particularly qualified to speak on the progress of community conservation. He is the director of the Archdiocesan Conservation Council of Chicago and is a member of the Board of Governors of the Metropolitan Housing and Planning Council of Chicago. He is the author of many articles on conservation in general and Catholic publications and audiences will remember him for his analytical comments on the recently approved Hyde-Park redevelopment plan, especially in connection with low and middle income housing.

An interesting feature of the evening will be an audience participation session which will cover any questions on conservation which the audience will want to discuss.

Hostesses for the occasion will be members of the Ladies' Auxiliary.

OPERATION PRIDE CLEAN-UP CONTEST TO BEGIN MAY 1

GLCC's home improvement contest, this year called "Operation Pride", will run from May 1 to August 15 and offer prizes totalling \$500. These prizes will be awarded to participants who have made the most outstanding property improvements in 1959.

"All of Lawndale will be invited to join in the contest", stated Walter Welton, chairman of the committee. "We want everyone to be in it." Categories will be the same as in previous years: home owners, tenants, vacant lots and block clubs. How the \$500 in prize money is to be distributed will be decided later and readers will be informed in the May issue of NEWS-NOTES.

HOW WILL THE contest work?

Each block club or community organization in the Lawndale area will be contacted by special letter and by GLCC's community organizers. Information about the contest rules, the prizes to be awarded and how to enter will be discussed with block club leaders. There will be no formal sign-up or literature as in previous years. Each organization will be asked to select the name of the person or tenant or vacant lot which has shown the most outstanding improvement. Further the organization will be asked to appoint a three-man committee to do the judging. Their selection will then be used in final judging done by a panel from outside Lawndale.

"We feel that this year's title "Operation Pride" summarizes the idea behind the successful efforts of the contest of previous years, added Mr. Welton, "and we feel sure that pride in Lawndale, rather than prizes will stimulate participation in this year's contest."

The awards ceremony will be held in September.



THE VERY REVEREND
MONSIGNOR JOHN J. EGAN

SO YOU'RE BUYING A HOME

Whether you're buying or selling a home in the Lawndale area, a careful reading of this special article and a call to the Commission's office may save you needless financial loss.

Speculators are busy at work in the community preying on peoples' fears and reports of their operations are coming to the Commission's attention every day. Recently, for example, a home owner was frightened into selling her property to a speculator for \$6,000. The speculator resold it later for \$12,000. In another case, a property was sold for \$13,000 and has been listed for \$23,000. The story is the same again and again.

People are beginning to realize that this double price paid by a family is unfair, unjust, imposes a tremendous financial burden on that family and ultimately the community suffers.

One woman who called our office said that even if she didn't make any money on the sale, she would have the gratification of selling her property to a family knowing that the price was fair and right and not double just because the neighborhood is changing.

Many people feel like her and have asked GLCC to help them!

Because bankers in Chicago have made it difficult or often impossible for the Lawndalers to obtain a regular mortgage, real estate operators can manipulate the sales of homes so that the buyer, seller and community loses. Only the speculator profits.

If you are buying in Lawndale or elsewhere, and you expect to rent out apartments, the building must pay its own way. To find this out, simply add up all the operating expenses of the building, including payments on principal and interest on the mortgage. Then add a reasonable income from all the apartments, including your own. The income should be larger than the expenses by a comfortable margin. It is not enough that this income should be larger than the costs. It must also be a reasonable income. Tenants, owners and the community suffers when the building owner - in order to pay the speculators high price, passes this on to his tenants.

Complete apartments in Lawndale should rent between \$17.00 and \$22.00 per room per month. Your broker or lawyer is expert in calculating whether the building can carry the load. Seek their help and beware of the man who tells you that the building may not presently pay its way but not to worry since you can double the rents as soon as the tenants move in. For further information call, VA 6-3226.

Next Month: The actual dollar cost of income property.

THANKS FOR HELPING!

The forty-four fund solicitors from fifteen companies and community agencies who are working under the direction of James E. Dittus, Chairman of GLCC's Finance Committee deserved a special vote of thanks on behalf of the Board of Directors for meeting the high standards they have set for themselves and their important work.

Though they each deserve much more than the casual mention we can give them here, we hope that both they and their companies know how very much we appreciate their efforts. The organizations and the individuals involved in this successful effort were:

Allstate Insurance: Thomas Reichal; Cinch Mfg. Co.; Richard Swander, John Todd; Commonwealth Edison: Iver Johnson, Paul Pelsner, William Reimert, and Robert Spierland; Crane Stores: Jerome Braverman; General Foods Corp.: William Good; Illinois Bell Telephone: Charles Brigham, James Bishop, John O'Reilly, Francis Ferlis, Paul Petry and Edward Shea; Kupperheimer: Walter Welton and Barry Rubin; Nalkov Lumber Co.; Peter Passman; Motive Equipment: Myron Helpert; Mt. Sinai Hospital: Maurice Cohn, Hy Levine, Arnold Newberger, and Marvin Scone; People's Gas: Wilton Brown and Jack Cornelius; Joseph T. Ryerson Co.: Louis Brehmer, J. E. Dittus, Irving Lambert, William Von Driska, Glen Ward, and James Helme; Sears Bank & Trust Co.; William Dooley, Sears Roebuck & Co.: John Ayers, John Barzak, Alfred Deichmiller, Ashley O'Kell, Robert Peet, Richard Prugh, James C. Worby, J. William Young, and Vic Scher; Sears YMCA; Alfred Rogers and Earl Waterman.

The Commission is currently seeking \$84,000 for expanded operations.

GLCC SUPPORTS GARFIELD SITE FOR UNIVERSITY OF ILLINOIS

The Greater Lawndale Conservation Commission is supporting the Garfield Park site for the proposed city campus of the University of Illinois, announced C.J. Peck, Jr., President of the Commission, in a recent letter to Dr. David D. Henri, President of the University of Illinois.

The letter stated that location of a University campus on this site would be welcomed by everyone "as a substantial encouragement to the active work that is being done to maintain this community as a desirable one in which to live and work."

The letter added that the site is conveniently located near the Congress Expressway and rapid transit lines; the rapidly developing Medical Center is a short distance away; and the Garfield site has the advantage of relatively easy acquisition.



HOME IMPROVEMENT CLINIC SET FOR MAY 12 AT SEARS YMCA

All the know how that a home owner can use — and more will be available to him at the GLCC Home Improvement Clinic on the evening of May 12, 1959 from 4:00 to 10:00 P.M. at Sears YMCA, 3210 W. Arlington St. How to plan a new kitchen, remodel your bathroom, put on a new room, what colors to use in your living room — and how to finance the cost is the purpose of the clinic, according to Walter Welton, committee chairman.

"About twenty representatives will be on hand to give advice and help to those who want it, said Mr. Welton. Contractors, a landscape gardener, an architect, lawyers and finance consultants will be available for information as well as displays and literature to help you with suggestions.

"The Commission has felt for a long time," added Mr. Welton, "the need to give this kind of service. We hope to do it by means of the Clinic, and furthermore this will be working right in with our home improvement contest scheduled for the summer. Each improvement, no matter how small, will add up to a better neighborhood."

Additional information can be had by calling VA 6-3226.

SECOND ANNUAL SALUTE TO YOUTH PLANNED FOR MAY 24

Recognition of outstanding young people in Lawndale is scheduled at the Second annual "Salute to Youth" program at 3:30 PM, May 24, 1959 at the Herzl School Auditorium, 3711 W. Douglas Blvd.

EMPHASIS FOR '59 PLANNING

Lawndale leaders and district personnel of the Illinois Bell Telephone Company recently gathered for the ground-breaking ceremonies for the new three story \$5,000,000 building which will be erected on the corner of 1908 South St. Louis Avenue. After the completion of the building in late 1960, all Chicago will be dial-operated. Those who took part in the ceremony were: (L. to r.) L.J. Milligan, District Traffic Manager; Edward Shea, Commercial Unity Manager; C.J. Peck, Jr., President of the Greater Lawndale Conservation Commission; Ald. B. F. Lewis, 24th Ward; Francis Ferris, District Commercial Manager; and J. E. Heines, District Plant Manager.

The event is being sponsored by the GLCC Ladies' Auxiliary.

Mrs. Ruth Wilson, auxiliary president has announced that four high schools will participate in recommending outstanding students. Cash scholarships will be awarded to winners who present the best talk on the subject, "Who Is a Good Citizen".

Representatives from the recently organized Chicago Youth Commission, the Chicago Urban League and the Illinois Youth Commission will act as judges. Neighborhood talent groups are being contacted now and so far the program will feature many outstanding and exciting singers, dancers and entertainers, according to Mrs. Mahala Evans, program chairman.

The public is invited.

CALENDAR OF EVENTS

- APRIL 13-19 — Health Week
- APRIL 14 — GLCC Executive Committee, 12:15 PM, George Williams Room, Sears YMCA.
- APRIL 25 — Mayor Daley's Cleaner Chicago Parade, State and Wacker.
- APRIL 28 — GLCC Board of Directors, 12:15 PM, George Williams Room, Sears YMCA.
- APRIL 30 — Annual Meeting, 7:30 PM, Reception Maple & Pine Rooms, see page 1 for details.
- MAY 1-ADD 15 — "Operation Pride" GLCC Neighborhood Improvement Contest.
- MAY 12 — Home Improvement Clinic, 4:00-10:00 PM, Arlington Room, Sears YMCA, see page 1 for details.
- MAY 24 — "Salute to Youth", 3:30-5:00 PM, Herzl School 3711 W. Douglas Blvd.

GLCC HOUSING ZONING SCORE BOARD
MARCH 1, to MARCH 30, 1959

Complaints in Court 44
Complaints Currently under
Investigation by GLCC 59

	TO DATE	LAST 30 DAYS
Complaints Received	377	65
Inspections by GLCC	290	12
Inspections by Dept. Buildings	116	2
Complaints closed by GLCC	119	3
Complaints closed by Dept. of Buildings	95	3

THE PRESIDENT SAYS:

On March 24, 1959, your Board of Directors approved the formation of the Lawndale Redevelopment Corporation, based on a study made by a special committee of the Board and prior approval of the Executive Committee.

Your Board decided that such a not-for-profit corporation would be the most effective method to 1) provide additional, well-planned housing in the area, 2) give people an awareness of a growing community, 3) provide a demonstration project for federal agencies, such as the FHA.

This Lawndale Redevelopment Corporation would do the following: -

- Borrow money to acquire the land
- Prepare a market analysis of what can be sold
- Develop plans based on the market analysis (preliminary plans already completed)
- Set standards, request bids from builders, supervise home construction and hire a realtor to sell the homes at a designated price.

The selling price would cover the cost of the land, construction and loans. When all the homes were sold and the loans repaid, the corporation would be dissolved. No profit would accrue to the corporation, since the selling price of the homes would cover only the costs to the corporation. The Redevelopment Corporation would be made up of Directors of G.L.C.C. and outside specialists.

A specific area is already under consideration for development. When the plans have been further worked out, details will be made available through News Notes and meetings.

We are keenly enthusiastic about this project. You will hear more in the future about the Lawndale Redevelopment Corporation.

Sincerely yours,
C. J. Peck, Jr.

GREATER LAWDALE CONSERVATION COMMISSION

President..... Claude J. Peck, Jr.

Vice Presidents: Claude Audley
Mrs. Sidney Berman
Dorothy L. Branch
Paul P. Howard
Harwood Parks

Joseph Rosen

Vic. H. Scher
Femin E. Wilson
Charles D. Wilson
J. William Young

Secretary..... Miss Ethel Vrana

Treasurer..... Rev. C. S. Hampton

Exec. Director..... Julio Vivas

Editor..... Raymond Carlyle

BRIEFS IN THE NEWS...

School Notes... Plomondon's "Allstreet Goof-offs" a girls' friendship group was recently formed with the help of the West Side YWCA. Myra Colles, assistant program director at the YW says more groups will start shortly. Volunteers are urgently needed to help out and positions of program aid with a small salary are available. If interested call Miss Colles at VA 6-4911...**Our Lady of Perpetual Help Altar** and Rosary Society Mothers Club, 1312 St. Louis is sponsoring its 6th Annual Tea at the Church on April 26 from 4 to 7 p.m. Proceeds will go to modernize the school fire escape and sprinkler system... Mrs. Palucci of Bryant Elementary tells us that Debra Manning and Freddie Hawkins will lead Bryant students in their annual clean-up parade April 23 at 10 a.m. All of Greater Lawndale is invited to the parade. The Clean-up Assembly is April 24th at 10:00 A.M.... Dr. Bauman at Mason Elementary reports spring fever in full force there, too, with an Arbor Day program on April 24, ivy planting at 9:20 and bulb planting at 10:00 a.m....

FROM THE BLOCK CLUBS - The Cooperative Block Club met at the Hartzog's, 1233 S. Karlov and elected new officers for 1959-60. They are Purvis Mason, President, Willie Hill, Vice President, Mrs. Marie Hill, Financial Sec., Mrs. M. Sturdivant, Rec. Sec., and Mr. Anthony, Treas.... The 1500 Drake Block Club held a very successful Easter Raffle according to Mr. Abner Woodson, President. He also expressed the Club's appreciation for the help in the repair of holes in their street....

IN THE CHURCHES The Women's Association of the Lawndale Presbyterian Church, 1908 S. Millard presented a panel on "What can the Parents of Lawndale do in the School Crisis?" On Sunday April 5. The five member panel was very warmly received, reports Mrs. James Cannon, wife of the minister.... On the same date the Young Matrons of the Carey Tercentenary AME Church presented a lively program by the musicians of the Chicago Community Arts Guild, Mrs. Marietta Muse, Society Secretary reports, and according to Rev. Stone Easter at Stone Church, 3622 Douglas, was truly a gala event with a visiting pastor, A Sunday School program, music, and meals in the church kitchen. **AND THE PTA'S SAY...** At William Penn, officers will be installed on April 21, says President Mary Gray.... at Hess, Mrs. Ronaldson reports that officers and directors were retained at their election meeting March 25th.... At a recent meeting of the Ferrogut High PTA a health film was shown to teen agers and installation of new officers took place according to Mrs. Bernice Mical.